

# Bradford Point Operational Guidelines for Trees and Foundation Plantings

## Trees in the Common Element

- 1) Any trees that fall in the common element between a resident building and the lake will be removed as soon as practical by the Property Mgmt personnel.
- 2) Any trees that fall across a roadway or pathway will be removed as soon as practical by the Property Mgmt personnel.
- 3) Trees that die in an area where they might fall upon a condo, garage, or pathway/roadway will be tagged and removed in the late fall or winter months by the Property Mgmt personnel or their designee.
- 4) Trees that die in areas where they are not a danger to building or people will be left to decay and provide habitat for woodland creatures and nutrients for the forest.
- 5) BPPOA will not perform cosmetic pruning of trees in the common element.
- 6) BPPOA will not purchase trees to be planted in the common element of the property now or in the future.
- 7) All residents are prohibited from planting or re-planting trees in the common element. This is Wisconsin State Condo Law! No one has the right to alter the common element. In addition, the DNR requires any changes to the 35' closest to the water to be effected only by approved permit.
- 8) If the death of a tree leaves a conspicuous space in a common element area, any member of the BPPOA may petition the Board to dig up a suitable tree from another common element area to be planted in the place of the dead tree. This will be carried out only after the Board has approved the removal and re-planting of the tree in a particular spot where it is a benefit to all members of the Association. Re-planting will be carried out by the Property Mgmt personnel at an appropriate time of the year for re-planting trees.
- 9) The Property Mgmt personnel will work with the Arborist at the DNR to determine any problems with our trees and take corrective actions if any remedies are available.

## Trees and foundation plantings in the Limited Common Element

- 1) The BPPOA will maintain all foundation plantings in the limited common element. This does not include any foundation plants, flowers, or trees that residents have added beyond those that the developer of the property installed.
- 2) Foundation plants will be trimmed by the Property Mgmt personnel at a prescribed time of the year and if the resident has input as to how they would like the plantings in their limited common element trimmed they should bring that to the attention of the Board. Reasonable requests will not be refused.
- 3) Any additional plantings in the limited common element must be first submitted to the Board in writing and after approval, the resident will be responsible for all costs and upkeep of the limited common element changes that they made. These approved changes will be performed by the resident or their designee, but will not be performed by the Property Mgmt Personnel. The resident and their designee will be held responsible for any damage caused to the limited common element or common element.